

IH 820 @ Haltom Rd.

4920 NE Loop 820 • Haltom City, TX 76117



Lease Overview

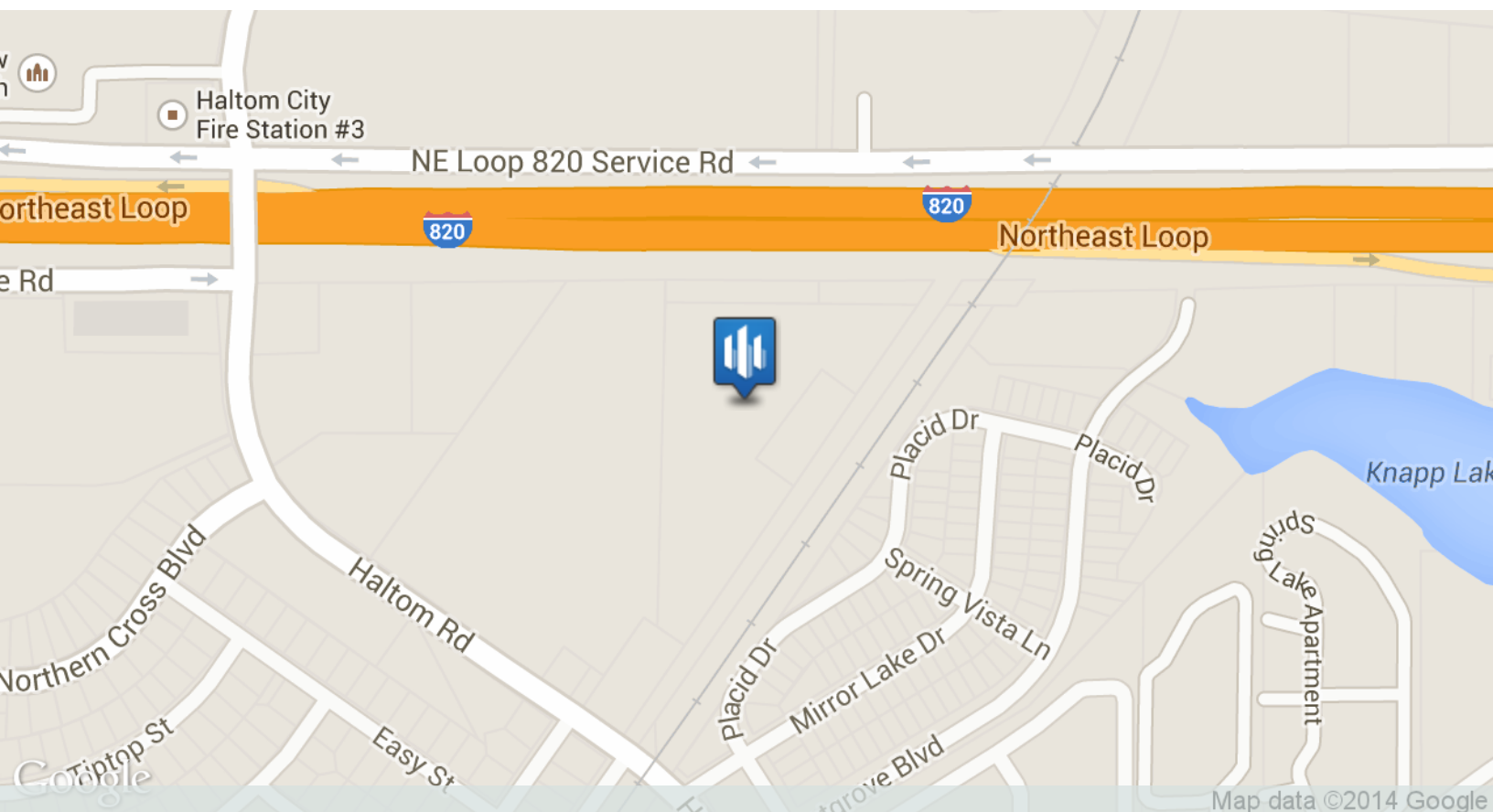
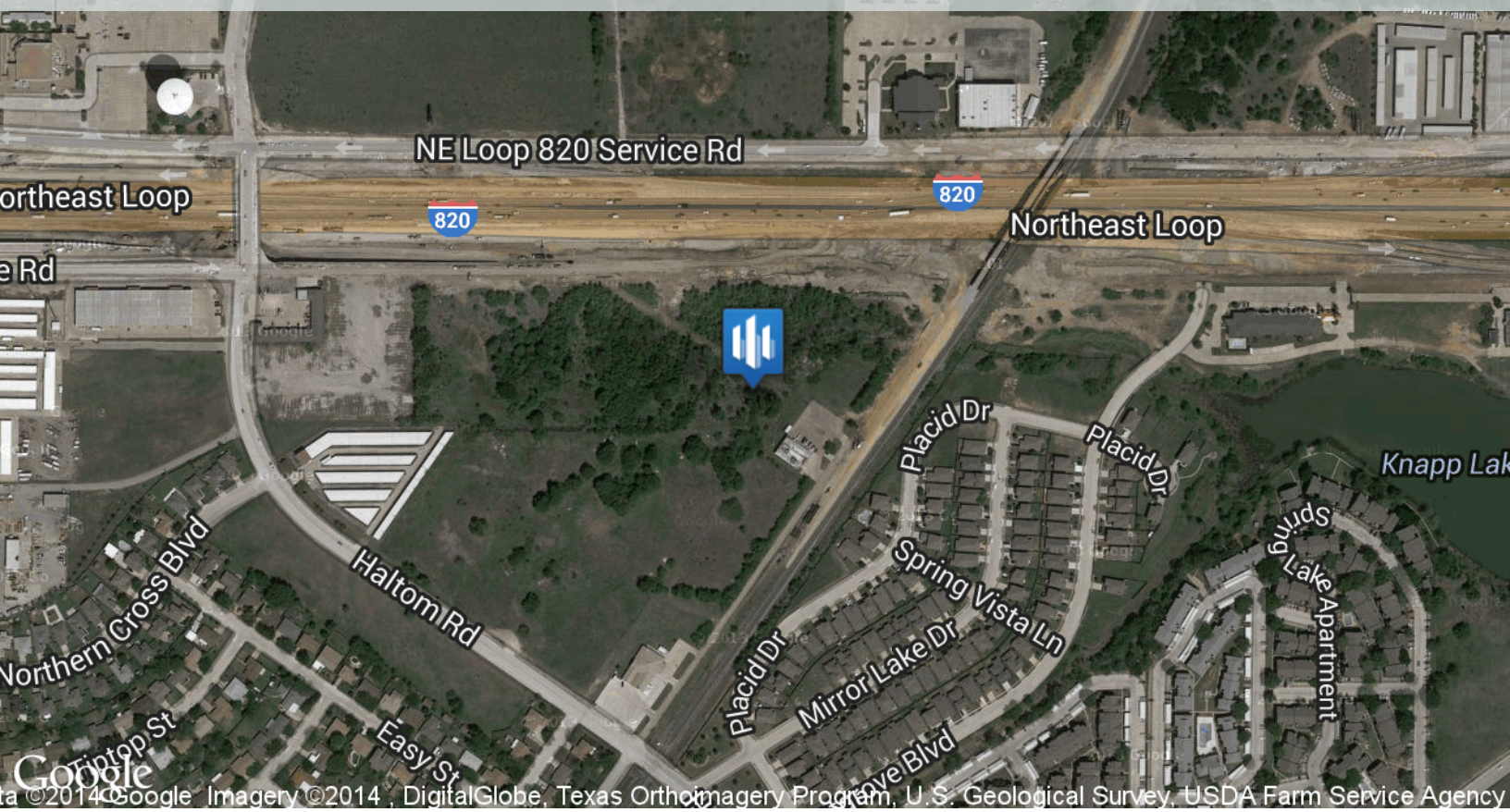
Available SF:	4,000 - 40,000 sf
Lease Rate:	Negotiable
Lot Size:	27.0 Acres
Building Size:	160,000 SF
Zoning:	Commercial
Market:	Dallas/Ft Worth
Sub Market:	Central Fort Worth Ret/ Haltom City Ret
Cross Streets:	IH 820 @ Haltom Rd.
Traffic Count:	114,570

Property Overview

Property	Neighborhood Center has space for both single and multi-tenant users. Approximately 40,000 +/- SF is available for the neighborhood center's anchor, with 260 parking spaces. Outparcel sites with highway frontage are available from 1.02 acres. Owner will build-to-suit.
Location	Excellent location at the SE corner of IH 820 and Haltom Rd. At the convergence of new exit ramps for North East Loop 820 in Haltom City.

Presented by **ROBERT SNIDER**
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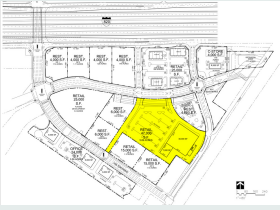


Summary

8 Spaces

Lease Rate	Negotiable	Space Available	4,000 - 40,000 sf
Lease Type	NNN	Term	

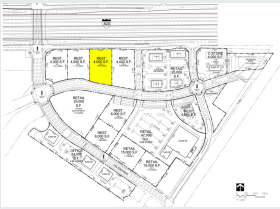
Anchor Tenant



Lease Rate	Negotiable	Space Available	40,000 sf
Lease Type	NNN	Term	Negotiable

Anchor space for the neighborhood center. Proposed building size is 47,000 SF.

Outparcel 3



Lease Rate	Negotiable	Space Available	4,000 sf
Lease Type	NNN	Term	Negotiable

1.28 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 4,000 SF.

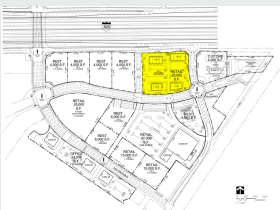
Outparcel 4



Lease Rate	Negotiable	Space Available	4,000 sf
Lease Type	NNN	Term	Negotiable

1.46 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 4,000 SF.

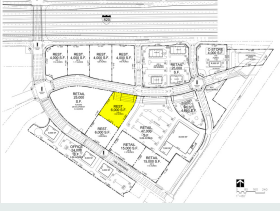
Outparcel 5



Lease Rate	Negotiable	Space Available	25,000 sf
Lease Type	NNN	Term	Negotiable

3.08 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 25,000 SF.

Outparcel 6



Lease Rate	Negotiable	Space Available	6,000 sf
Lease Type	NNN	Term	Negotiable

1.33 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 6,000 SF.

Outparcel 7



Lease Rate	Negotiable	Space Available	6,000 sf
Lease Type	NNN	Term	Negotiable

1.02 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 6,000 SF.

Outparcel 8



Lease Rate	Negotiable	Space Available	15,000 sf
Lease Type	NNN	Term	Negotiable

1.10 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 15,000 SF.

Outparcel 9

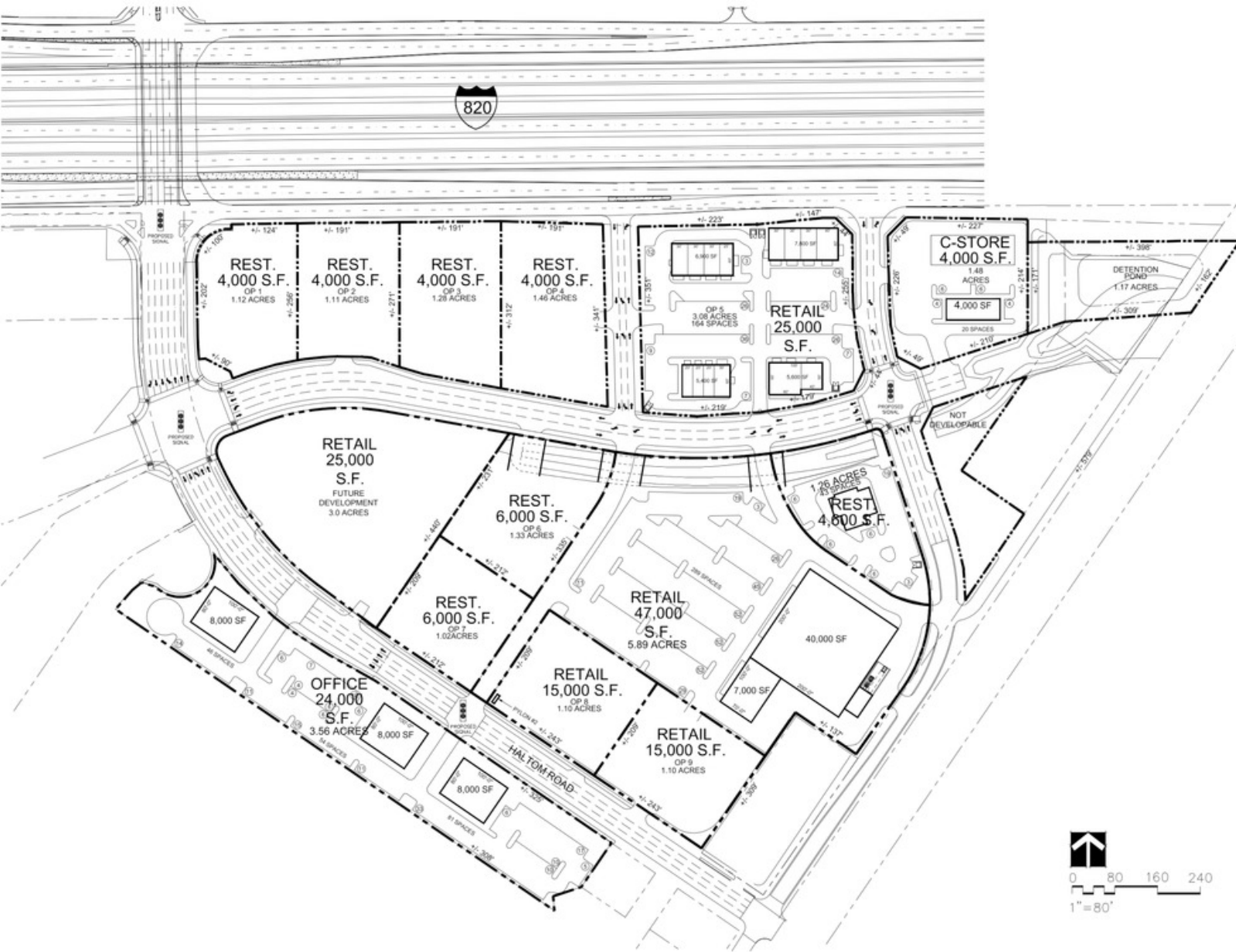


Lease Rate	Negotiable	Space Available	15,000 sf
Lease Type	NNN	Term	Negotiable

1.10 Acres. Outparcel sites available for sale or build-to-suit. Proposed building size is 15,000 SF.

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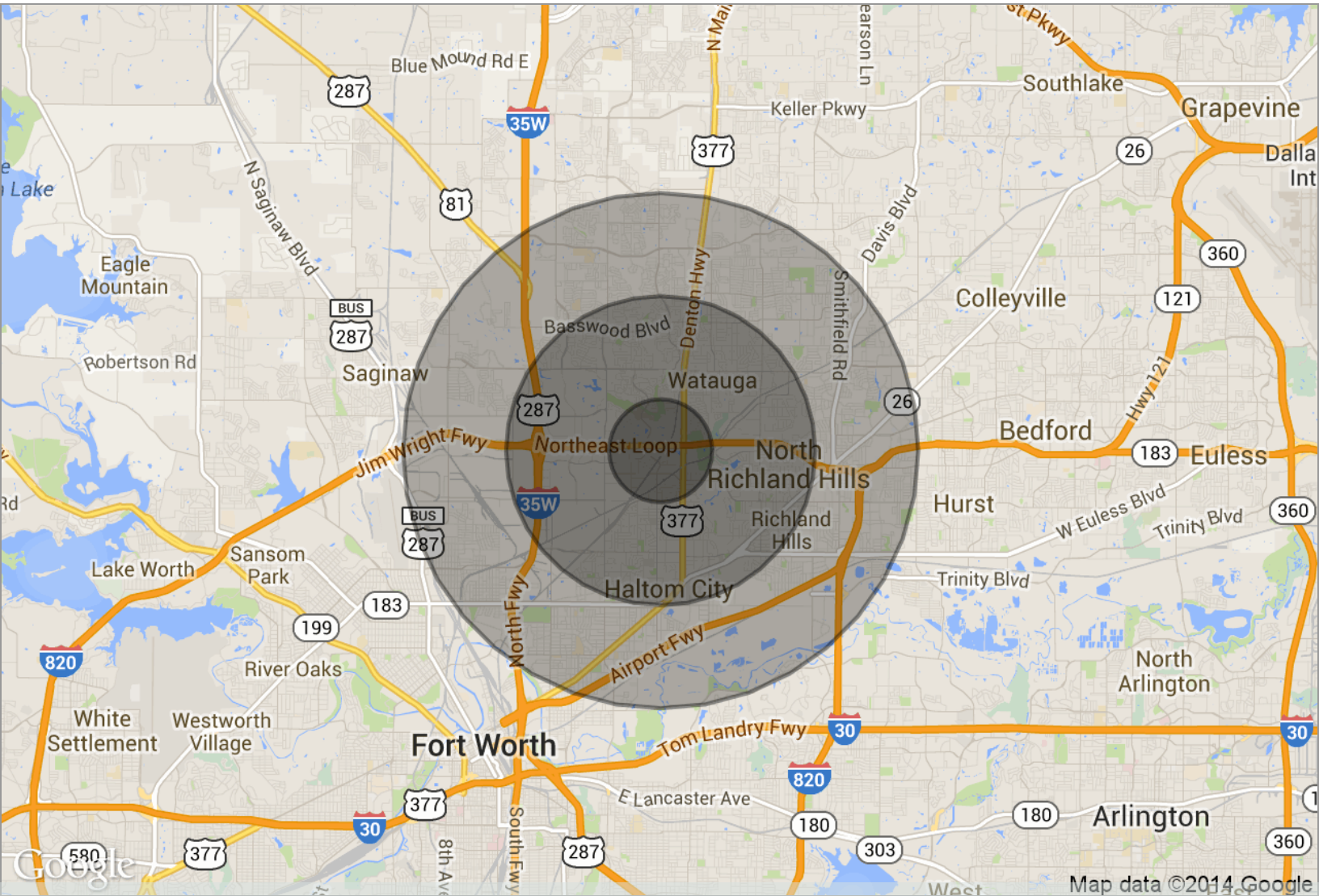


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For Lease |

	1 Mile	3 Miles	5 Miles
Total Population	12,659	102,259	246,136
Total Number of Households	4,890	37,902	86,764
Total Number of Persons per Household	2.6	2.7	2.8
Average House Value	\$111,623	\$131,116	\$145,775
Average Household Income	\$57,201	\$65,463	\$68,734
Median Age	31.3	33.9	33.6
Median Age - Male	29.7	32.3	32.3
Median Age - Female	32.6	35.1	34.6
Total Population - White	7,874	70,885	175,601
Total Percent - White	62.2%	69.3%	71.3%
Total Population - Black	617	6,843	14,525
Total Percent - Black	4.9%	6.7%	5.9%
Total Population - Asian	1,422	6,826	13,627
Total Percent - Asian	11.2%	6.7%	5.5%
Total Population - Hawaiian	0	100	144
Total Percent - Hawaiian	0.0%	0.1%	0.1%
Total Population - Indian	160	829	1,757
Total Percent - Indian	1.3%	0.8%	0.7%
Total Population - Other	2,231	14,438	34,619
Total Percent - Other	17.6%	14.1%	14.1%
Total Population - Hispanic	3,633	25,590	65,448
Total Percent - Hispanic	28.7%	25.0%	26.6%

* Demographic information provided by BuildOut, Inc.



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Radius Map

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Median Age	31.3	33.9	33.6

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